

CITY OF ISSAQUAH

MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of Proposal: Construct an eleven (11) unit single family townhouse development with fifteen (15) off-street parking spaces on a 21,747 s.f. lot. There are no critical areas on site.

A single-family home that currently occupies the site will be demolished. Adjacent properties are single-family homes to the north and a commercial office building to the south.

Vehicle access to the site is through a driveway off 5th Ave. NW. The main building entries are off the abutting public streets. Five (5) attached units face and have entries off 5th Ave. NW and the other six (6) units face and have entries off 4th Ave. NW.

The site will later be platted to create separate lots for the single family residences. A preliminary plat application will be required and reviewed according to procedures and standards in the Issaquah Municipal Code. There will be no additional SEPA review of the preliminary plat unless there are substantial changes to the proposal.

Proponent: Westcott Homes
Melanie Davies
1010 Market St.
Kirkland, WA 98033

Permit Number: ASDP16-00003 (Solway Townhomes)

Location of Proposal: 775 4th Ave. NW, Issaquah, WA 98027

Lead Agency: City of Issaquah

Determination: The lead agency has determined this proposal would not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comment/Appeal Period: This Mitigated Determination of Nonsignificance is issued under WAC 197-11-340(2) and 197-11-680(3)(a)vii, and is based on the proposal being conditioned as indicated below. There is a 21-day combined comment/appeal period for this determination, between **June 23 to July 14, 2016**. Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will reconsider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application materials are available from the Issaquah Development Services Department, 1775 12th Avenue NW, Issaquah, WA 98027.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Notes:

1. This threshold determination is based on review of the Plan Set including civil, architecture, landscape, and Preliminary Storm Drainage Report - TIR (dated February 3, 2016) received on February 4, 2016; Geotechnical Report (Earth Solutions NW, LLC, dated November 10, 2010); SEPA environmental checklist prepared on February 3, 2016 and revised on June 14, 2016; and other documents in the file. Documents associated with this project may be viewed upon request.

- 2) Issuance of this threshold determination does not constitute approval of the project proposal. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities, including the Land Use Code, Central Issaquah Development and Design Standards, City of Issaquah Streets Standards, Building Codes, Clearing and Grading Ordinance, and Surface Water Design Manual.

Findings:

1. Land Use: The site is zoned Mixed Use Residential (MUR). It is located in the Gilman District, as designated by the Central Issaquah and Comprehensive Plans. The proposed single family development is consistent with the Central Issaquah and Comprehensive Plan visions and land use policies. The proposal will be evaluated in detail for compliance with the Central Issaquah Plan policies and Central Issaquah Development and Design Standards under the Administrative Site Development Permit. Subsequent platting, both preliminary and final plats, shall be reviewed against the requirements of the Issaquah Municipal Code.
2. Stormwater – The Preliminary Drainage Report is provided as part of the TIR (Technical Information Report, dated February 3, 2016). The project proposes to infiltrate stormwater on-site using low impact development techniques.
3. Traffic: The proposal would generate approximately ninety-four (94) daily weekday trips with nine (9) trips during the weekday AM peak hour and ten (10) trips during the weekday PM peak hour. With the City's traffic concurrency system, development projects mitigate their impacts with payment of traffic mitigation fees. The City utilizes traffic impact fees to construct identified road improvements to maintain adopted level of service (LOS) standards on a City-wide basis. The primary access would be through a 20-foot wide driveway off of 5th Ave. NW and private access easement that accesses the rear or garage side of all the proposed lots. Additionally, on-street parking is proposed along 4th and 5th Ave. NW.
4. Bicycle and Pedestrian Facilities – The *Nexus Study for Bicycle and Pedestrian Facilities Mitigation Fees* (Henderson Young & Company, December 10, 2014) was adopted by the City Council, Ordinance #2733, effective February 2, 2015. The study quantifies the direct impact of new development on the current system of bicycle and pedestrian facilities and the additional demands from future growth to maintain the adopted level of service. The report uses trip generation rates based on the different land use types to quantify the impacts of new development. It also identifies 16 specific bicycle and pedestrian projects that are needed to support the City's level of service standard. Payment of mitigation fees as determined in the study may satisfy a development's requirement to mitigate their project impacts on the level of service standard. If the developer doesn't voluntarily use the methodology and mitigation fees as determined in the report, the developer may choose other methods to quantify and mitigate their impact including conducting a study of its impacts and identifying alternate means of mitigating impacts to achieve the adopted standards. The mitigation fee is presently \$408.86/condominium/townhouse dwelling unit. The mitigation fee will be assessed with issuance of building permits and the actual cost of the mitigation fee will be the adopted fee in effect at the time of permit issuance. Applicant objections to the voluntary payment should be made during the SEPA comment period.
5. Public Services - The proposal would have a potential impact on public services, including police and general government buildings. IMC Chapter 3.74, Methods to Mitigate Development Impacts, provides alternatives to mitigate for direct impacts of proposed development. The City may approve a voluntary payment in lieu of other mitigation. Rate studies for police facilities and general government buildings are included in IMC 18.10.260 as the City's SEPA policy base. The rate

studies present the methodology and formulas for determining the amount of the mitigation fee commensurate with the proposed land use and project impacts. The current mitigation fee is \$79.83/multi-family unit for general government and \$156.84/multi-family unit for the police mitigation fee. The mitigation fee will be assessed with issuance of building permits and the actual cost of the mitigation fee will be the adopted fee in effect at the time of permit issuance. Applicant objections to the voluntary payment should be made during the SEPA comment period.

Mitigation Measures: The Mitigated Determination of Nonsignificance is based on the SEPA environmental checklist (prepared on February 3, 2016 and revised on June 14, 2016) and supplemental technical information and plans listed above. The following SEPA mitigation measures shall be deemed conditions of the approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions are based on policies adopted by reference in the Land Use Code.

1. The applicant shall mitigate for potential impacts on public services and bicycle and pedestrian facilities. The City may approve a voluntary payment in lieu of other mitigation. The current mitigation fee is \$79.83/multi-family unit for general government, \$156.84/multi-family unit for the police mitigation fee, and \$408.86/condominium/townhouse dwelling unit for the bicycle/pedestrian mitigation fee. The mitigation fee will be assessed with issuance of building permits and the actual fee amount will be the adopted fee in effect at the time of permit issuance. Applicant objections to the voluntary payment should be made during the SEPA comment period.

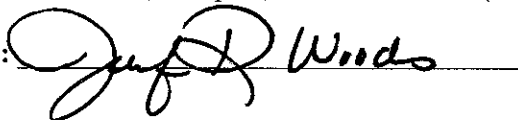
SEPA Responsible Official: Jennifer R. Woods

Position/Title: Associate Planner

Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094

Date: 6/23/16

Signature:



cc: Washington State Department of Ecology
Muckleshoot Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
Washington State Department of Archeology and Historic Preservation (DAHP)
Parties of Record
Issaquah Development Services Department
Issaquah Parks and Public Works Engineering Departments